



**Chaveywell Court,, Calne,**  
**£142,000**





**LARGE APARTMENT WITH VIEWS OVER CASTLEFIELDS.** Positioned in a quiet cul-de-sac, just a few minutes walk from the town centre and open countryside is this well positioned second floor apartment. The apartment is very spacious and full of natural light. Internally the home has a hall kitchen breakfast room and living dining room with views. There are two double bedrooms- with the master having fitted wardrobes and a spacious four piece family bathroom. The apartment also benefits from having its own lock up store cupboard ideal for storing push bikes. There are communal gardens and washing line. Double glazed, electric heating and offered with no onward chain. The price reflects a service charge contribution of £15,019.06 for the replacement/repair of the development roof. This work is expected to be completed by December 2025 with payment expected to be due by March 2026.



#### ACCESS & AREAS CLOSE BY

The A4 gives routes east to Marlborough, Cherhill White Horse, Historic Avebury and the M4 eastbound. To the north is Lyneham, Royal Wootton Bassett, Swindon and the M4 eastbound also. To the west is Chippenham, Bath and the M4 westbound.

There is a regular bus route (approx every 20 minutes in the day) connecting Chippenham to Swindon, which both have rail stations.

#### LOCATION

A short walk takes you to the centre of the town which offers numerous facilities and the River Marden. Calne is renowned for the discovery of Oxygen and the birthplace of Wiltshire Ham. This county town is surrounded by some of the most attractive countryside Wiltshire has to offer. From the home you can walk down Castle Walk which takes you to country walks or down Castle street heading towards the centre of Calne where you will find quaint shops and café's. The Heritage Quarter of Calne has many period buildings and features: The Norman Church of St Mary's, The Houses on the The Green, Historic Barns, The Bell Tower of The Town Hall & Corn Exchange.

#### THE COMMUNAL ENTRANCE

Approaching the property you come to the building, where there are multiple separate entrances to the apartments. The secure communal entrance to this apartment is the second, from the left. Once inside the stairs rise to where the apartment is located on the second floor.

#### THE HOME

Outlined as follows:

##### ENTRANCE PORCH

**3'7" x 3'0" (1.09 x 0.91)**

Upon entering the home you come to an initial inner entrance porch with laminate flooring, a further door opens to the inner entrance hall.

##### ENTRANCE HALL

A spacious entrance hall with spot lighting. Doors opens to the living accommodation, both bedrooms and the family bathroom.

#### LIVING DINING ROOM

**18'7" x 12'8" (5.66 x 3.86)**

With fantastic views looking over Castle Walk, the living dining room can easily accommodate multiple sofas, display furniture and a moderate dining room table and chairs. A door leads through to the kitchen breakfast. Fitted with carpet.

#### KITCHEN BREAKFAST

**12'6" x 6'6" (3.81 x 1.98)**

Fitted with a range of matching wall and base units the kitchen has an integrated fridge, space and plumbing allow for a washing machine and chest freezer. Inset to the worktops there is a sink and half with drainer. A large window views out over the front of the home. There is also a breakfast bar to one end of the kitchen creating a great space for interaction with guests.

#### MASTER BEDROOM

**15'3" x 11'8" (4.65 x 3.56)**

With the added benefit of a large built in wardrobe is the master bedroom. The master bedroom is brilliant in size and can accommodate a king size bed, bedside tables and further bedroom furniture. A window views out over Castle Fields.

#### BEDROOM TWO

**12'5" x 11'9" (3.78 x 3.58)**

Fitted with laminate flooring the second bedroom can accommodate a double bed, bedside tables and further bedroom furniture. A window views out over the front of the home.

#### FOUR PIECE BATHROOM

**9'5" x 8'5" (2.87 x 2.57)**

Complementing the bedrooms is a spacious four piece bathroom consisting of a corner bath, double walk in shower, pedestal wash basin and a water closet. There is a sky light and tiled finishings.

#### STORAGE SPACE

In the basement of the apartments, accessed via the communal lobby or the front of the building is a private, lock up store cupboard. Ideal for storing push bikes and other outdoor equipment.

#### COMMUNAL GARDEN

There is a lovely communal garden looking over Castle fields and woodlands. Majority of the garden is laid to lawn with ornamental trees and planting. A section of the garden has been laid to gravel with a communal washing lines. A gate gives access to Castle field Park.

#### PARKING

The development offers a generous car park with parking on first come first serve basis.

#### NOTE

Some of the internal images are from previous years.





